



TETRA TECH RIZZO

September 14, 2009

TECH PARK MEETING - NOV 10, 2009

Project Status Update

Stan Rotkiewicz
Genzyme Corporation
11 Pleasant Street Connector
Framingham, MA 01701

**Re: Framingham Technology Park
Infrastructure Improvement Plan Proposal
Framingham, Massachusetts**

Dear Stan:

Tetra Tech Rizzo (TTR) is pleased to submit this Proposal to Genzyme Corporation (Genzyme) for civil engineering and planning services associated with the development of an Infrastructure Improvement Plan for the Framingham Technology Park (the Park) for the Town of Framingham, Massachusetts (the Town).

Project Understanding

As a condition of the Town of Framingham Planning Board's Site Plan Approval for Genzyme's Biologics Support Center, Genzyme has agreed to assist the Town in its planning efforts related to the Framingham Technology Park. Specifically Genzyme has agreed to develop an Infrastructure Improvement Plan for the Technology Park that addresses key planning-level considerations and provides a clear vision for future development within the park.

The Infrastructure Improvement Plan (the Plan) will evaluate the sufficiency of current infrastructure to meet the forecasted development needs and will explore options for substantially upgrading the appearance of the Park in a comprehensive and cohesive manner. The Plan will, in a specific way, define expectations related to streetscape elements such as lighting, signage, pedestrian accommodations and landscaping so that as the Park is upgraded through public grants or private initiatives it is done in a manner consistent with a documented plan. The Plan will address broader issues related to transportation and utility infrastructure and emergency services in a more general way, focusing on identifying current and future system deficiencies and potential solutions. This will allow future additional study and effort to be focused on developing and implementing solutions rather than on identifying and/or prioritizing problems.

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The Plan will also explore the potential for activation of the significant amount of open space adjacent to and within the park. The goal of this part of the Plan will be to identify opportunities to create access to the land adjacent to the Foss Reservoir and develop a program for creating a system of interconnected walking trails utilizing the public space along the reservoir and abandoned railroad spur tracks as well as landscape buffers and setbacks. The Park's setting offers a rare opportunity to develop an interconnected walkway system that can connect to the adjacent Sudbury and Foss Reservoirs. The Plan will include a feasibility review and concept plan to serve as the basis for future Town efforts such as the development of necessary covenants and amendments to its open space plan.

It is our understanding that the Plan will be developed on behalf of the Town of Framingham and that the Town will have complete and sole rights to its use and distribution. While Genzyme, as a major stakeholder in the Park, is anticipated to be a significant contributor to the content of the document, it will not be identified as an owner or author of the final document.

Scope of Work

The following list of tasks specifically describes the Scope of Services to be performed. Each Task identifies information/documentation that is required from the Town in order to begin the work identified in the Task and to avoid the difficulty associated with incorporating late information into the study.

Task 1 - Base Plan Development

60% Complete (pending receipt of info. from Town)

A Base Plan of the Technology Park and key surrounding features will be developed and will serve as the basis for developing and communicating issues and solutions discussed in the Plan. The following sources will be used to compile the Base Plan.

- Mass GIS mapping and data layers
- Town of Framingham Mapping and Assessors Information
- Available topographical survey information
- Available Satellite Mapping and Imagery
- Framingham Department of Public Works utility infrastructure plans

Task 1 - Required Information

Town of Framingham GIS Data Layers

Survey Information for New York Avenue, Pennsylvania Avenue, The Mountain Road and California Avenue.

(Information to be provided within 14 days of acceptance of Scope by Planning Board)



Task 2 – Development Context and Development Projections

100% Complete
(see memo)

Key issues related to the Park's development context such as property ownership, zoning characteristics, environmental setting and related regulatory restrictions will be presented in this section.

Based on recent discussions with the Town and given the recently amended zoning regulations for the Technology Park, we have assumed that potential changes to zoning will not be considered as part of this study.

Using the existing zoning and other underlying development factors we will forecast the full-build out potential for the Park. These development projections will serve as the basis for projecting future infrastructure demands.

Task 2 - Required Information

Direction from the Town regarding expected development densities.
(Meeting with appropriate Town personnel within 14 days of acceptance of Scope by Planning Board)

Task 3 – Streetscape Planning

20% Complete (pending
receipt of info. from Town)

This Task will focus on defining the specific elements within the streetscape that will establish the external appearance of the Park. This task will include recommendations for standard light fixtures and park signage as well as recommendations for specific roadway typical sections incorporating pedestrian and bicycle accommodations and landscape buffers.

This section will address the pedestrian/bicycle needs and incorporate findings of later sections related to the feasibility of relocating power and communications infrastructure currently located overhead into below ground utility duct banks.

Study deliverables will include typical roadway sections for The Mountain Road and New York, Pennsylvania and California Avenues as well as standard details for specific elements within the right of way such as curbing, sidewalks and pavement sections.

Task 3 - Required Information

Current Town of Framingham Standard Details (in electronic format)
GIS and Survey information identified under Task 1



Task 4 - Transportation Infrastructure Capacity and Planning

20% Complete (analysis under way)

This Task will focus on evaluating the existing transportation infrastructure serving the Park and identifying the challenges associated with realizing its full development potential.

We will summarize the existing transportation network serving the technology park and its current capacity. Using development projections developed in Task 2 we will estimate the full-build traffic generation from the park based on ITE land use codes.

Having estimated the anticipated traffic volumes we will review critical intersections and their ability to meet the projected demand, and identify strategies within the current network that could be implemented to increase capacity. We will also estimate the point at which traffic volumes generated from the Park will require major system improvements beyond the current network such as new intersections or ramp connections. As part of this effort we will explore options for implementing demand management systems such as public transportation, ride sharing programs or offsite parking strategies that could help reduce the traffic demands.

Task 4 - Required Information

Meeting with appropriate Town Personnel within 14 days of acceptance of Scope by Planning Board to determine density of sites and uses for traffic generation projections.

Task 5 - Utility Infrastructure Capacity and Planning

10% Complete (pending receipt of info. from Town)

This Task will focus on evaluating the existing utility infrastructure serving the Park and identifying potential system deficiencies that may result from the full build out of the Park.

We will summarize the existing utility systems serving the technology park and using development projections developed in Task 2 we will estimate the full-build water and sewer demands from the park based on wastewater generation rates provided in Title 5 of state environmental code.

Having estimated the anticipated demand we will review critical system components and their ability to meet the projected demand. Potential system deficiencies will be identified and required upgrades will be listed.

We will review the original Park storm water management systems and summarize their intent, and identify on-going needs related to their operation and functionality. As part of this Task we will explore the possibility of implementing specific performance standards or initiatives for managing storm water in the park that will increase water quality and protect adjacent water resources.



We do not anticipate reviewing the capacities of private utility infrastructure such as power, gas and telecommunications. The study will address the desire/feasibility of replacing the existing overhead wires with underground duct banks. As such, copies of the draft and final documents will be provided to representatives of the utility companies and comments received will be addressed in the final document.

Task 5 - Required Information

Design drawings, specifications and corresponding "Basis of Design" for the water and sewer system improvements currently being proposed within the Park

Record drawings or submittals related to the original construction of the Park.
(Information to be provided with 14 days of acceptance of Scope by Planning Board)

Task 6 - Emergency Services Capacity and Planning

80% Complete (see
meeting minutes)

As part of this Task we will meet with representatives from the Framingham Police and Fire Departments to identify current concerns related to providing the necessary level of emergency service to the Technology Park. Together we will review the potential build out of the park and identify additional concerns Police and Fire may have related to serving an expanded Technology Park community. The Plan will identify initiatives or systems such as surveillance cameras and public safety radio repeaters that may be necessary to ensure that emergency services will be available when needed.

Task 6 - Required Information

Information from Police and Fire on suggested standard system components for the Park.
(Meeting with Safety personnel within 14 days of acceptance of Scope by Planning Board)

Task 7 - Opportunities for Activation of Open/Shared Common Space

50% Complete (pending
meeting with DCR)

The setting of the Technology Park offers a rare opportunity to create an interconnected trail and park system to serve the employees of the Park and the community at large.

This Task will explore the possibilities of using the collective open space in and adjacent to the Park to activate the open space in the area. We will develop a Conceptual Plan for a Technology Park Walking Trail that will utilize Massachusetts Department of Conservation and Recreation (DCR) property bordering on the Foss Reservoir, inactive railroad spur tracks, landscape buffers and parking setbacks, and sidewalks and create a contiguous trail system connecting to the MWRA's Sudbury Reservoir facility.



The purpose of this phase of the study is to present a concept for realizing the potential of these resources and review the feasibility of expanding access. As part of this Task we will contact DCR to discuss their concerns and identify potential hurdles. We do not anticipate proposing access on land controlled by CSX railroad as part of the concept plan.

Task 8 - Draft Summary Report

10% Complete

Upon completion of Tasks 1 through 7 we will develop a Draft Technology Park Infrastructure Improvement Plan that will present the draft findings and conclusions. It will be distributed to the Planning Board and other Town Departments and to property owners within the Tech Park. The Draft document will be provided in electronic (PDF) format to allow for broad distribution and comment.

The document will be used as the "jumping off" point of the collaborative planning part of the process and will foster a focused discussion on the issues included in the Plan while providing the background information stakeholders will need to provide informed comments.

Task 9- Outreach

Pending Draft Document

Following the distribution of the Draft Plan we will compile review comments. The compiled comments will be distributed and presented to the Planning Board and other Town Departments for final comment prior to the drafting of the Final Report.

Additionally, periodic updates on progress and discussion of key issues will be conducted at meetings of the Framingham Technology Park Association. The meetings and agendas for which will be administered by the MetroWest Chamber of Commerce.

Task 9 - Required Information

We request the Town designate a single point of contact to distribute information to departments and as much as possible consolidate comments.

Task 10- Final Report

Pending Draft Document
and Comment

Using the input solicited during the comment period and the information generated during follow-up discussions we will prepare a Final Technology Park Infrastructure Improvement Plan. The Final Plan will incorporate comments as directed by the Town.

Subsequent details regarding its formal acceptance, implementation and future evolution are anticipated to be the sole discretion of the Town.

We will produce 25 bound hard copies and an electronic version (PDF format) of the completed document for use and distribution by the Town.